

TOWN OF NEWSTEAD  
PLANNING BOARD MINUTES  
October 16, 2000

PRESENT: Terry Janicz, Acting Chairman  
Tom Cowan  
Andy Kelkenberg  
Don Hoefler  
John Potera

Don Folger, Code Enforcement Officer  
Rebecca Baker, Planning Board Clerk

The meeting was called to order at 7:35pm by Terry Janicz. Minutes were reviewed from the October 2<sup>nd</sup> meeting and Andy motioned to accept them as written, Don seconded and all approved.

Don Folger informed the board that new legislation now exempts churches from zoning regulations. There is also legislation in the works that would make it illegal for towns to limit manufactured homes to mobile home parks. Currently the Town of Newstead does not allow them on individual lots, only pre-fabbed homes.

The board was made aware of the fact that the Town Engineer and the Town Board will not accept the site plan for the Albrecht Golf Course extension as submitted. No site plan will be accepted drawn on the back of a poster in marker. There must be a full set of plans submitted.

Don indicated to the board that there is a zoning variance hearing that is scheduled for November 9<sup>th</sup>. It is a use variance to allow horses to be housed in a barn that is too close to the road according to the code.

A public hearing was opened at 8:00pm to hear comments for or against a one lot minor subdivision of the parcel located on Cedar St. and owned by James DiRienzo.

Attendance was as above

Clerk read proof of publication

No prior comments had been received

As there was no one other than David DiRienzo present, John motioned to close the hearing at 8:05pm, seconded by Don and all approved.

There are no powerlines, drainage ditches or easements. The lot is currently sold with the intent of building a one family home.

Tom motioned to approve the subdivision, Don seconded and all approved.

The board met with Dave Bissonette from Perry's Ice Cream regarding a 2400 sq. ft addition to the building which currently house the pre-treatment equipment. The metal building will be 10 ft wider than the existing building, but maintain the same height. The overhead door and the man door will be transferred to the new east end of the proposed building. This addition is well out of sight from Cedar St. and does not appear to be close to any sidelines. The pre-application also calls for a cement pad that will support the open-air oxygen device for aeration. There is a 2-3 year life expectancy and the tank will

need to be refilled every 1-2 weeks depending on production. This may not be a permanent fixture when the rest of the new system is installed in phases. Mr. Bissonette made it very clear that this new equipment is NOT for increased production, but to better handle current flow. The site plan checklist was reviewed and applicable items were checked that needed to be shown on the site plan drawing. Mr. Bissonette informed the board that there will be substantial changes in the next few years regarding the wastewater treatment and the lagoons will eventually disappear. Perry's would like to start on the new building as soon as possible, so when they have all their information together, they will advise the board.

John motioned to adjourn the meeting at 8:45pm, Tom seconded and all approved.

Respectfully submitted,  
Rebecca K. Baker,  
Planning Board Clerk